



# CITY OF WEST HAVEN, CONNECTICUT

## ZONING BOARD OF APPEALS

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### AGENDA

**The West Haven Zoning Board of Appeals will hold a Public Hearing and Regular Meeting on Wednesday June 15, 2016 in the Harriet North Room, Second Floor, City Hall, 355 Main Street, West Haven, CT at 7:15 P.M. to consider the following:**

CALL TO ORDER  
PLEDGE OF ALLEGEANCE  
ROLL CALL  
MINUTES OF REGULAR MEETING OF May 18, 2016

**New: June 15, 2016**

**188 Orange Ave:** The applicant is requesting to build a new two story addition off the existing building located in the RCPD (Planned Residential Commercial) zone. 1. A front yard variance on Taft Avenue for 46.1' where 50' is required and 3.9' will

Exist.

2. A side yard variance of 21.5' where 25.0' is required and 3.5 will exist.
3. A Maximum building coverage of 54.5% where 25% is required.
4. An additional parking space (1) where 15 is required and 14 will exist
5. Also one additional awning sign, on the placard front window where only two attached signs are allowed, and a total of 3 will exist.

Under Article 11 Section 90, Article 12 section 92, Table 36.1, Article 6, section 67 and Article 5 section 60 of the City of West Haven Zoning Regulations. Owner: Acerno, LLC/ Applicant: Donato Cappetta File #089-16 V

**40 Grove Place:** The owner of 40 Grove Place is requesting a variance for a second floor deck, staying within the lower deck footprint in a R2 (Single Family Detached Residence) zone. A front yard variance for 10' where 20' is required and 10' will exist and a side yard variance of 5' where 10' is required and 5' will exist. Under Article 11 Section 90, Article 12 Section 92, and Table 11.1 of the City of West Haven Zoning Regulations. Owner/ Applicant Raymond and Renee Luedee file #088-16 V

**23 Haystack Rd:** The Owner of 23 Haystack Rd. is requesting a variance to construct a 12' x 14' three season porch in a R1 (Single Family Detached Residence) zone. A side yard variance for 12' where 20' is required and 8' will exist, Under Article 11 Section 90, Article 12, section 92 and Table 11.1 of the City of West Haven Zoning Regulations. Owner/ Applicant: Courtney Dorsi File # 086-16 V

**782 Ocean Ave:** The Applicant is requesting a variance to construct a 8'x25' front yard deck in a R2 (Single Family Detached Residence) Zone. A 12% variance for building coverage where 20% is required and 32% will exist. An impervious surface coverage variance of 6% where 15% is required and 21% will exist and a 12% open space variance where 65% is required and 77% will exist, Under Article 11 Section 90, Article 12 section 92, and Table 11.1 of the City of West Haven Zoning Regulations. Owner: Stephen Perry/Applicant: Curtis Steers File # 087-16 V

**John Clifford Chairman**